



# Z18-0011

# 1193 St. Paul

## Rezoning Application



# Proposal

- ▶ To consider an application to rezone the subject property from the I<sub>4</sub> zone to the C<sub>7</sub> zone to facilitate the construction of a potential hotel.

# Development Process

Jan 23<sup>rd</sup> 2018

Development Application Submitted

Staff Review & Circulation

Feb 21<sup>st</sup> 2020

Public Notification Received

Aug 24<sup>th</sup> 2020

Initial Consideration

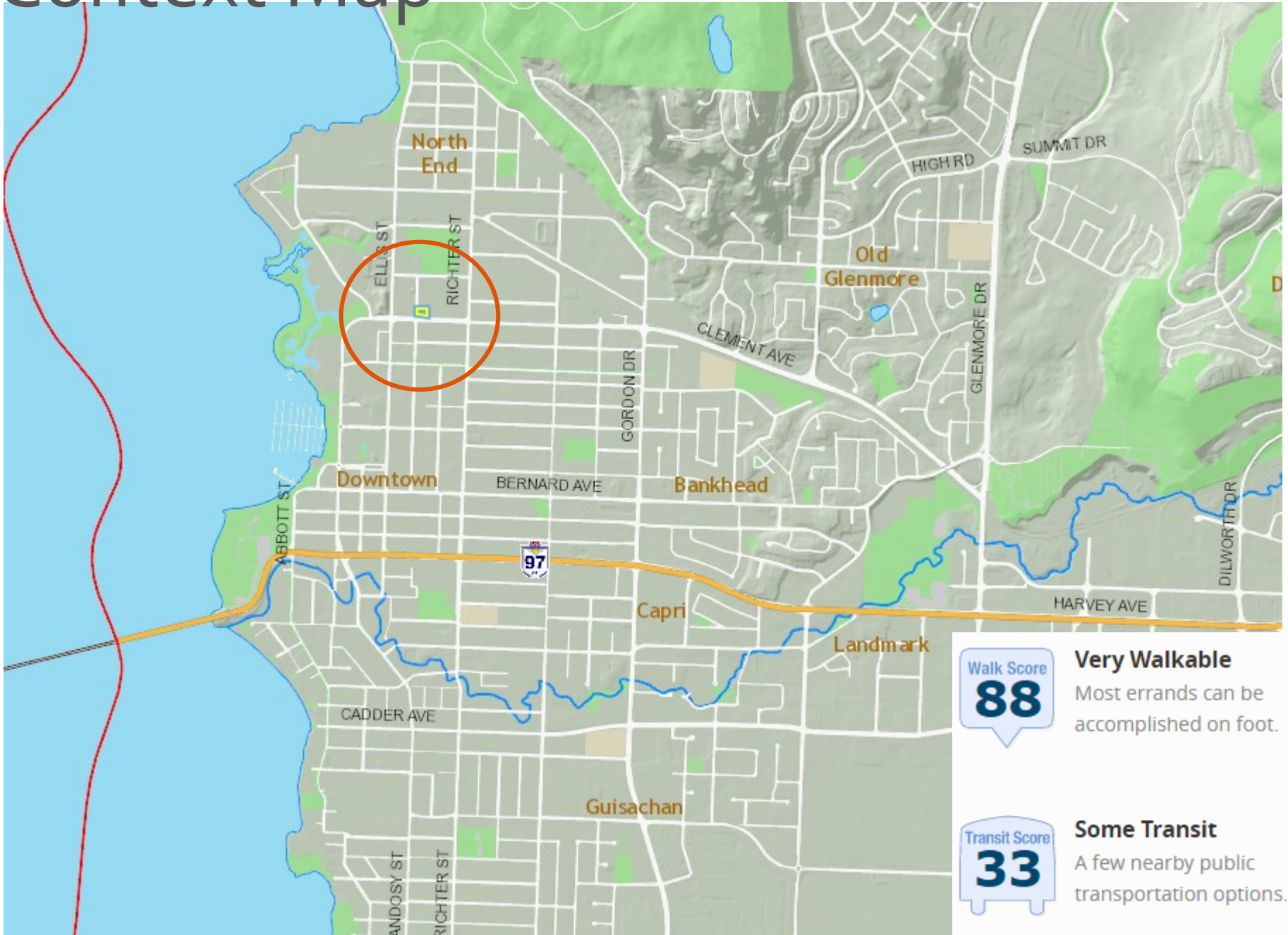
Public Hearing  
Second & Third Readings

Final Reading, Development Permit, &  
Development Variance Permit

Building Permit

Council  
Approvals

# Context Map



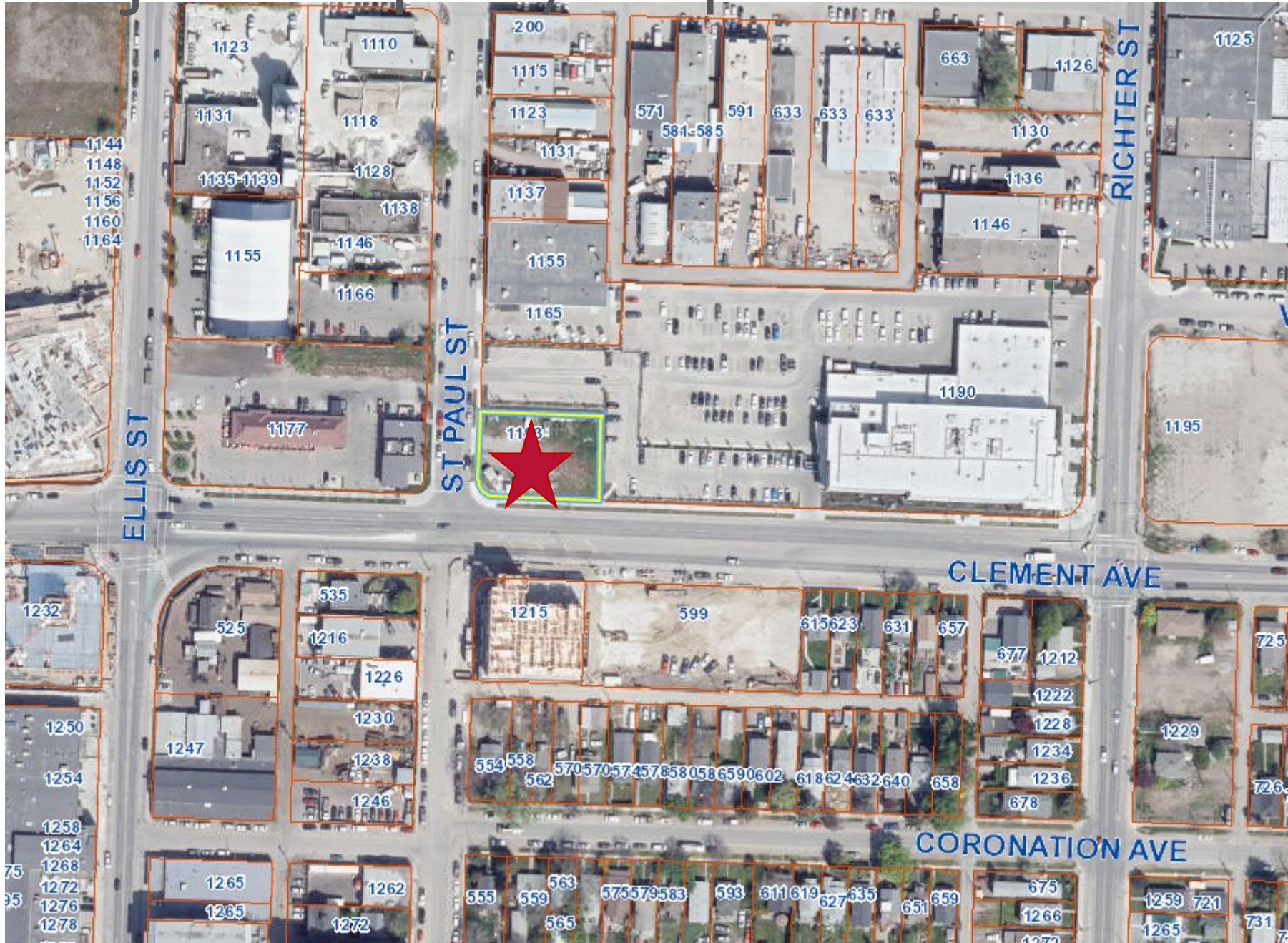
Walk Score  
**88**

**Very Walkable**  
Most errands can be accomplished on foot.

Transit Score  
**33**

**Some Transit**  
A few nearby public transportation options.

# Subject Property Map



# Renderings



# Renderings



# Renderings





# Renderings



# Renderings



# Renderings



# Potential Variances

- Tracking one variance to Podium Height from 16.0 metres to 18.0 metres

	Rate	Total Stalls Required	Total Stalls Provided
Previous Parking Regulation	1.3 stalls per 100 m <sup>2</sup>	37 stalls	37 stalls
Current Parking Regulation	0.8 stalls per Sleeping Unit	70 stalls	

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Hotel compatible with adjacent building forms and land uses
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*